

MAP		LOT		ROAD		222 Cottage Road				SINGLE FAMILY		RESIDENTIAL		SUMMARY							
20		39		OWNER						TWO FAMILY		SEASONAL		13		LAND		5000			
										APARTMENT		OTHER		20		BLDGS.		26200			
												NEIGHBORHOOD				TOTAL		31200			
RECORD OF OWNERSHIP						DATE		BK		PG		RET ST				14		LAND		10700	
Kincer, Donna M. & Kenneth P.						10/14/2009		4763		202				2026 - Land + 10%		20		BLDGS.		116000	
Kincer, Donna Richey, Donna						2/17/21		6224		56				Bldg + 70%		20		TOTAL		126700	
																15		LAND		10700	
																20		BLDGS.		128800	
																20		TOTAL		139500	
																20		LAND		11,700	
																20		BLDGS.		220,900	
																20		TOTAL		232,600	
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			
																20		BLDGS.			
																20		TOTAL			
																20		LAND			



CONSTRUCTION

1 FOUNDATION				G	F	P	6 FLOORS				B	1	2	3	G	F	P
CONCRETE							CONCRETE										
CONC BLOCK							CONCRETE										
CONC SLAB							EARTH										
BRICK OR STONE							PINE										
PIERS							HARDWOOD										
2 BASEMENT							INLAID										
FULL HR 8'							W/W CARPET										
1/4 1/2 3/4							CERAMIC										
FIN BSMT AREA							SINGLE										
BSMT GAR																	
FRAMING							ATTIC FLR & STAIRS										
FLR JOISTS																	
X O/C							7 INTERIOR FINISH										
BEAMS & COL																	
STUDS							PLASTER										
3 WALLS							DRYWALL										
DOUBLE SIDING Vinyl							PANEL										
SINGLE SIDING							KNOTTY PINE										
SHINGLES							WALLBOARD										
CONC BLOCK							UNFIN										
FACE BRK ON							FINISH ATTIC AREA										
SOLID COM BRK																	
INSULATION							8 HEATING				M	O					
ATTIC ONLY							HOT AIR										
ROOFING							HOT WATER/VAPOR										
ASPH SHINGLES							STEAM										
WOOD SHINGLES							AIR COND										
METAL							PIPELESS FURN										
ROLL ROOFING							FLOOR FURN										
ROOF TYPE							AUTO OIL BURNER										
GABLE							GAS										
FLAT							ELECTRIC										
HIP							NO HEATING										
GAMBREL																	
4 LIGHTING							UNIT HTRS										
NO ELEC																	
OUTLETS							9 PLUMBING				M	O					
WIRING							BATHROOM										
5 FIREPLACES							TOILET ROOM										
# OF STACKS							WATER CLOSET										
FIREPLACE STACK							LAVATORY										
FIREPLACE							STALL SHOWER										
HEARTH							KITCHEN SINK										
NO OF ROOMS							AUTO WATER HEATER										
BSMT							NO PLUMBING										
2ND																	
INT LAYOUT																	

REMODELING DATA

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT 1.2		
1120 SF	87570		
BSMT AREA			
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING			
PLUMBING			
TOTAL		87570	
ADDITIONS & PCHS			
127204 SF	+1088		
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL		88658	
FACTOR		145	
FIN BSMT		128554	
2006 X 1.7		89,988	
REPL VALUE		218,542	

SKETCH

①

SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE		SALE		SOURCE		DATE LISTED			
MO.	YR.	1. LAND 2. L & B 3. BLDG		PRICE		1. BUYER 2. SELLER		3. DECL. 4. AGENT		LISTED	
		1 2 3				1 2 3 4		MEAS			
		1 2 3				1 2 3 4		PRICED			
INTERIOR CONDITION COMPARED TO EXTERIOR				+		=		-		REV'D.	
OBSOLESCENCE FACTORS											
SURPLUS CAPACITY			ENCROACHMENTS			PLUMB & HEAT			UNFINISHED		
STYLE			COMM. LOCATION			ECONOMIC					

OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
1F	1/45 FR/B	28X40	1120	B	2014		G	218,542	2	214,171		214,171
OUT BLDGS.	1 Garage	15FR/Pine	14X28	D				12858	30	9,000	25	6,750
2	(wood floor)											
3												
4												
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 220,921